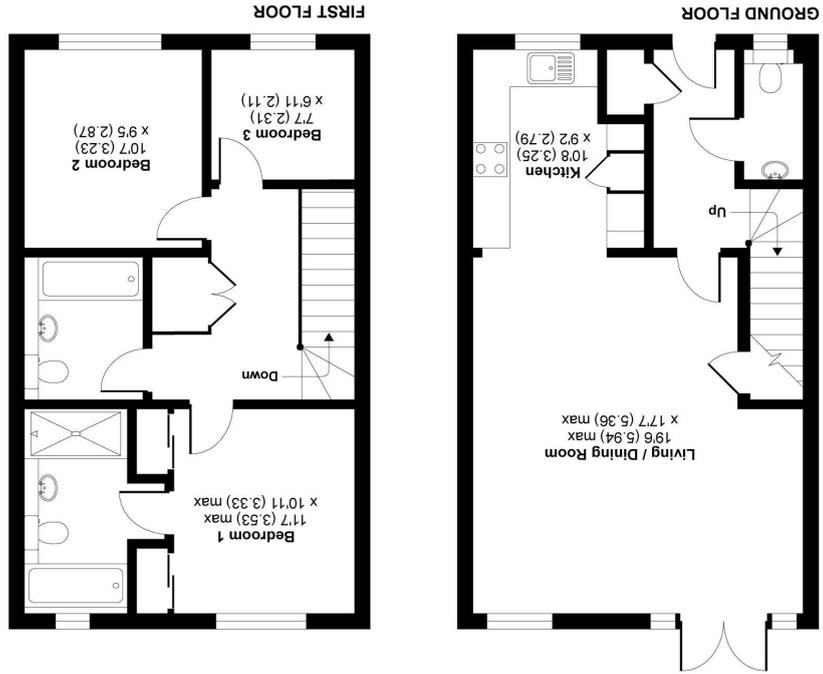


Whist every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
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**Willowbourne, Fleet, Hants, GU51**  
 APPROX. GROSS INTERNAL FLOOR AREA 1070 SQ FT 99.4 SQ METRES



56

**Willowbourne,  
 FLEET,  
 Hampshire  
 GU51 5BN**

**Price Guide  
 £350,000**

McCarthy Holden is delighted to offer to the market, this stunning three bedroom semi-detached Berkeley Home, situated on the new Edenbrook Development.

The accommodation comprises three bedrooms (master with luxury en-suite) and family bathroom to the first floor and luxury kitchen with built in appliances opening through to living/dining room and cloakroom to the ground floor. The property is offered for sale in superb decorative order with an extremely high specification including under floor heating and light oak doors throughout.

Further benefits include an immaculately presented rear garden, double glazing throughout and a single garage with parking.

Although quietly located, the property is conveniently situated for local amenities including Fleet town centre and Fleet mainline railway station (London Waterloo from 38 minutes) as well as being within a short walk of the local Country Park. The picturesque villages of Dogmersfield, Crondall and Ewshot are all within a short drive.

Internal viewings of this superbly presented property are highly recommended.

**Ground Floor Accommodation:** Entrance hallway with part glazed frosted solid oak door, stairs to first floor, recessed storage cupboard, tiled flooring with under floor heating, door to cloakroom, door to open plan Living/Dining Room/Kitchen - Cloakroom with front aspect frosted window, low level wc, wash hand basin, tiled flooring with under floor heating - Kitchen with front aspect window, comprehensive range of base and eye level units, stainless steel sink, integrated electric oven and microwave, four ring electric hob with extractor over, integrated dishwasher, tiled flooring with under floor heating, open plan to Living/Dining Room - Living/Dining Room with rear aspect window and French doors overlooking the rear garden, recessed storage cupboard.

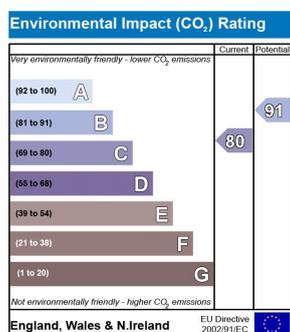
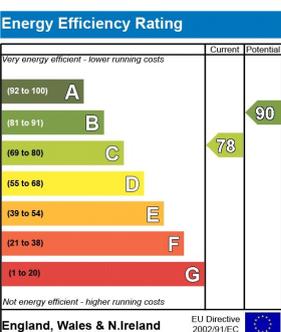
**First Floor Accommodation:** Landing with hatch to loft space, airing cupboard with plumbing for washing machine, hot water tank - Bedroom 1 with rear aspect double glazed window, built-in two double wardrobes with hanging and shelving space with automatic light, door to en-suite - Luxury En-Suite with rear aspect frosted window, enclosed bath with shower attachment over, wc, vanity wash hand basin, double walk-in shower, wall mounted heated towel rail, part tiled walls, tiled flooring - Bedroom 2 with front aspect window - Bedroom 3 with front aspect window - Family Bathroom with bath with shower attachment over, vanity wash hand basin, low level wc, recessed mirrored storage cabinet, wall mounted heated towel rail, tiled walls, tiled flooring.

**Outside:** The rear garden has a large area of patio immediately to the rear of the property with the remainder being predominately laid to lawn. There is a further patio area at the end of the garden with a wooden built-in seating area, mixture of bark and shrub bordering, external power points, courtesy gate giving access to the side of the property. The garden is enclosed with a brick wall to one side and timber fencing to the other.

To the front of the property is a pathway leading to the front door, area of lawn and barked area with shrubs.

Garage with up and over door, power and light.

**Directions:** From the fleet office of McCarthy Holden turn left onto Church Road and at the end turn left onto Elvetham Road. Take the second exit at the roundabout onto Hitches Lane and take the second turning on the right into Willowbourne. Proceed along Willowbourne where the property can be found on the right hand side.



**Contact Details:**

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